

ORDINANCE NO. 20050623-Z014

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE SOUTHEAST INTERSECTION OF CITY PARK ROAD AND PEARCE ROAD AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE LARGE LOT (I-SF-1) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence large lot (I-SF-1) district to single family residence large lot (SF-1) district on the property described in Zoning Case No. C14-05-0072, on file at the Neighborhood Planning and Zoning Department, as follows:

Two tracts of land being approximately 107.84 acres, out of the Charles Tydings Survey No. 3 and the James Spillman Survey No.2, Travis County, the tracts of land being generally described in Exhibit "A" incorporated into this ordinance,

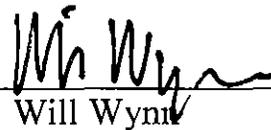
locally known as the property located at the southeast intersection of City Park Road and Pearce Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on July 4, 2005.

PASSED AND APPROVED

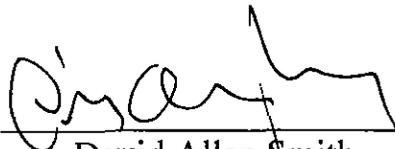
June 23, 2005

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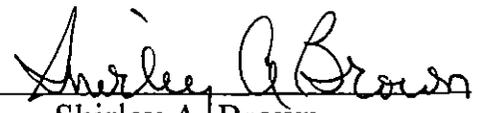
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A

C71-05-001

Area to be Annexed for Limited Purposes.

(Approximately 107.84 acres of land out of the Charles Tydings Survey No. 3 and the James Spillman Survey No. 2 in Travis County, Texas).

(The Woods of Greenshores, a proposed subdivision in the City of Austin - Case No. C8J-03-0220)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 98.061 ACRES OF LAND OUT OF THE CHARLES TYDINGS SURVEY NO. 3 IN TRAVIS COUNTY, TEXAS, AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 9.779 ACRES OF LAND OUT OF THE CHARLES TYDINGS SURVEY NO. 3 AND THE JAMES SPILLMAN SURVEY NO. 2 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 107.84 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, FOR LIMITED PURPOSES AND BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

Being all of that certain called 98.061 acre tract of land situated in the Charles Tydings Survey No. 3 in Travis County, Texas conveyed to Deerwood Place, LLC by deed recorded in Document No. 2002183602 of the Official Public Records of Travis County, Texas.

Tract Two

Being all of that certain called 9.779 acre tract of land situated in the Charles Tydings Survey No. 3 and the James Spillman Survey No. 2 in Travis County, Texas conveyed to PK-RE, LTD by deed recorded in Document No. 2003258629 of the Official Public Records of Travis County, Texas.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

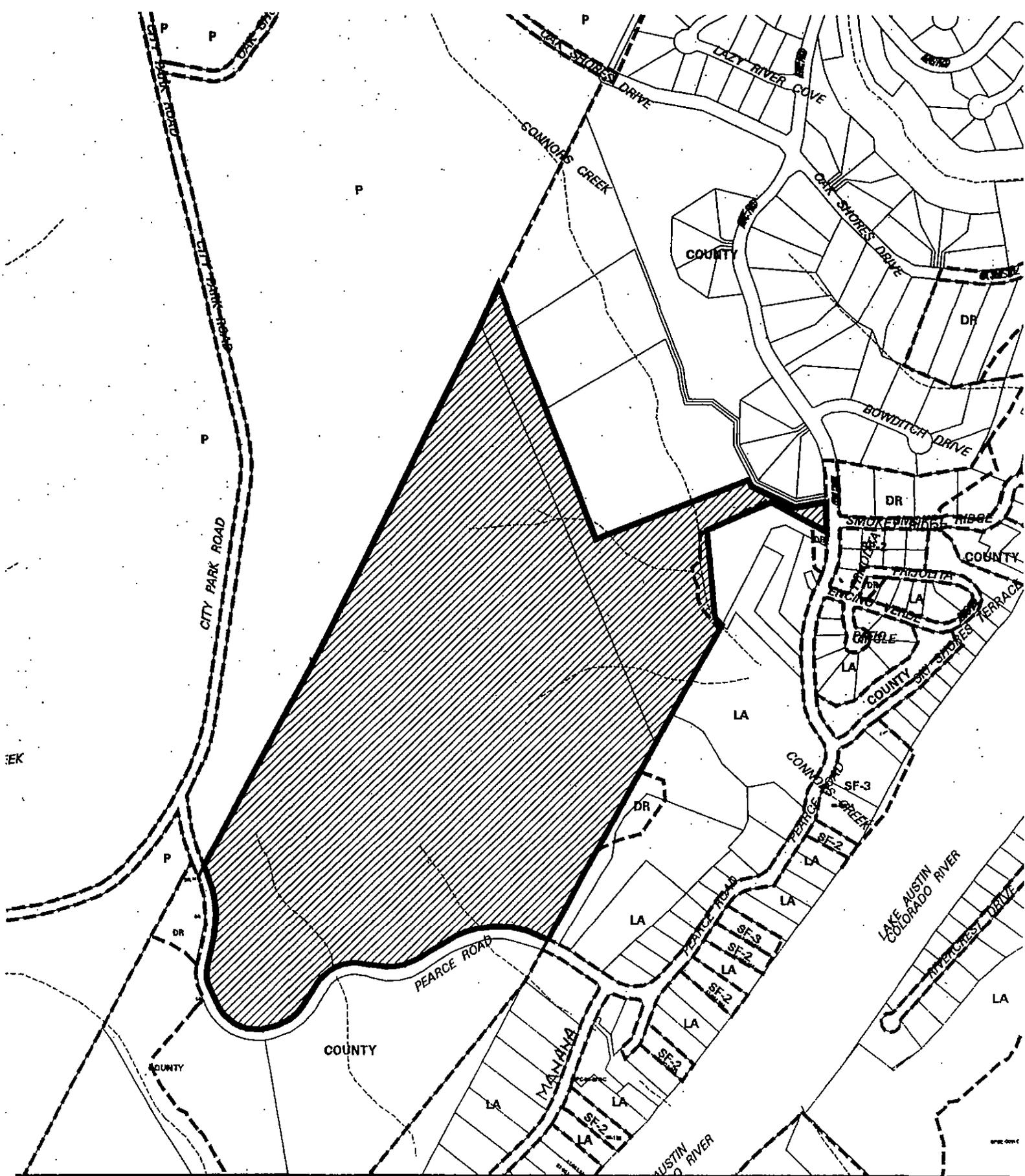
LEGAL DESCRIPTION: John E. Moore
02-16-2005

A handwritten signature in black ink, appearing to read 'J. E. Moore', is written over a large, faint circular stamp. To the right of the signature, the date '2-16-2005' is handwritten.

APPROVED: John E. Moore, RPLS NO. 4520
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP NO's. 1-2627 & 1-3427
Austin Grid's E-27 & E-28



 1" = 600'	SUBJECT TRACT 	ZONING EXHIBIT B CASE #: C14-05-0072 ADDRESS: PEARCE RD @ CITY PARK SUBJECT AREA (acres): 107.880	DATE: 05-05 INTLS: SM	CITY GRID REFERENCE NUMBER E28
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: J. ROUSSELIN			